

**WASHINGTON COUNTY  
COUNCIL OF GOVERNMENTS (COG)  
MEETING MINUTES  
MARCH 3, 2015**

The Washington County Council of Governments (COG) was called to order by Chairman Alan D. Gardner at 6:00 p.m. on March 3, 2015, in the Commission Chambers of the Washington County Administration Building located at 197 E. Tabernacle Street, St. George, Utah.

**Members Present:**

Alan D. Gardner, Commission  
Zachary Renstrom, Commission  
John Bramall, Hurricane Mayor  
Bruce Densley, Virgin Mayor  
Rick Moser, Apple Valley Mayor  
Darrin LeFevre, Toquerville Mayor  
Rick Rosenberg, Santa Clara Mayor  
Wayne Peterson, Leeds Mayor  
Kerry Gubler, LaVerkin Mayor  
Jon Pike, St. George Mayor  
Ken Neilson, Washington Mayor  
Chris Hart, Ivins Mayor  
Stan Smith, Springdale Mayor  
Philip Barlow, Hildale Mayor

**Others in Attendance:**

Eric Clarke, Deputy Washington County Attorney  
Trevor Coombs, Washington County Internal Auditor  
Dean Cox, Washington County Administrator  
Mike Shaw, Washington City  
Dana Meier, UDOT  
Ron Whitehead, Washington County Public Works Director  
Todd Edwards, Washington County Engineer  
Curt Hutchings, Dixie MPO  
Myron Lee, Dixie MPO  
Heidi Lemki, Dixie Council  
Jean Krause, Virgin City

**AGENDA**

Chairman Gardner welcomed all new members to the COG and introductions were made.

**Approval of Minutes of February 18, 2014**

**MOTION: Motion by Mayor Bramall to Approve the Minutes of February 18, 2014. Motion seconded by Mayor Moser and carried by unanimous vote.**

**Financial Report Corridor Preservation Funds: Trevor Coombs**

Washington County Internal Auditor Trevor Coombs went over the detailed re-cap stating the total available Corridor Preservation Funds is \$3,394,387.52 and are being distributed as follows: 60% corridor preservation, 20% grants for property needed for road construction projects, and 20% loans for property needed for road construction projects (revolving fund).

The St. George City Bluff Street project has used a portion of allocated funding to acquire a piece of land and \$1.5 million are still available to acquire additional land for the project.

Mr. Coombs also mentioned \$109,000 was the average monthly dollar amount received from the State Corridor which has allowed steady growth in funds, however, several projects are forthcoming. (See attached financial report that was provided to attendees for additional financial information.)

**MOTION: Motion by Mayor Pike to Approve the Financial Report. Motion seconded by Mayor Bramall and carried by unanimous vote.**

**Consideration of Requiring a Building Inspection Prior to Lease Agreement and Consideration of Contracting with a Professional Property Manager for Purposes of Residential, Commercial, and Industrial Leases: Trevor Coombs**

Mr. Coombs explained that most of the property acquired in the past has been vacant lands with no improvements. However, last year the COG purchased property on Bluff Street that has a building from which a business currently operates. The previous property owner has requested to lease that property back from the COG. The COG has agreed to do so, but no lease agreement has been put into place. One reason for this is that an inspection has not yet been performed on the building. He asked that the COG give him authority to arrange for a building inspection and then to contract with a property management company to manage the leasing of the property until the property is used for the Bluff Street project.

Deputy County Attorney Eric Clarke stated that the COG hasn't adopted a procurement code or process to choose service providers, such as building inspectors or property

managers. Mr. Clarke proposed that the motion include adopting the County's procurement policies.

**MOTION: Motion by Mayor Rosenberg Approving the Requirement of a Building Inspection Prior to a Lease Agreement as well as Contracting with a Professional Property Manager for Purposes of Residential, Commercial, and Industrial Leases, and that all such services shall be obtained in accordance with Using Washington County's Procurement Policies. Motion seconded by Mayor Bramall and carried by unanimous vote.**

**Review/Modify Priority List and Consideration of New Projects: Todd Edwards**

Washington County Engineer Todd Edwards stated that each year the COG comes up with a priority list of corridors that are eligible to receive funding. This year there are three (3) proposed additions to the list: Washington City requested Mile Post 11 new freeway interchange; St. George City has requested from 3050 East/850 North Home Depot/Walmart Connection; and Ivins requested Kwavasa Drive (600 West). Ivins is also requesting to remove the 400 South and 200 East Intersection roundabout that was previously on the list.

**MOTION: Motion by Mayor Bramall to Approve the Modified Priority List which includes Three (3) New Projects: Mile Post 11 New Freeway Interchange, Kwavasa Drive (600 West), and 3050 East/850 North Home Depot/Walmart Connection. Motion seconded by Mayor Hart and carried by unanimous vote.**

**Consideration of St. George Bluff Street Property Acquisition**

Trevor Coombs mentioned that Cameron Cutler has been working with the Hurst Family Trust in regards to the acquisition of some of the properties on the corner of St. George Bluff Street and St. George Boulevard and encompasses some of the parking lot as well.

Dana Meier confirmed that this is part of the \$1.8 million dollar commitment that the city has for the Bluff Street Project to acquire property to widen the road.

**MOTION: Motion by Mayor Bramall to Approve the St. George Bluff Street Property Acquisition Previously Approved Without Exception. Motion seconded by Mayor Hart and carried by unanimous vote.**

**Consideration of Funding for St. George to Zion Transit Study**

Mayor Smith stated that he and Mayor Bramall were given the assignment to research the possibility of a bus system from St. George City to Springdale. In order to apply for federal funding a study needs to occur. Mayor Smith came before the COG seeking funds towards that study.

Mayor LeFevre mentioned that the MPO will not fund the entire study estimated at \$80,000 because the route goes beyond the boundaries of the MPO. The MPO will fund \$46,000. The portion of the study covering the rural area of the county will be funded through the UDOT and \$10,000 that was requested from the COG.

**MOTION: Motion by Mayor Pike to Approve \$10,000 for St. George to Zion Transit Study from the Preservation Fund. Motion seconded by Mayor Hart and carried by unanimous vote.**

**Other Business**

Washington County Public Works Director Ron Whitehead mentioned that due to new Mayors and new Commissioners, UDOT's Corridor Preservation Group will provide a corridor acquisition training. The training will take place on April 19<sup>th</sup> and Mr. Whitehead will later confirm the time.

**Next Meeting**

Meetings of the COG are scheduled on an as-needed basis.

Chairman Gardner adjourned the meeting at 6:28 p.m.

---

NICHOLLE FELSHAW  
ADMINISTRATIVE ASSISTANT

---

ALAN D. GARDNER  
CHAIRMAN